

DOCUMENT NO.
4968
ADOPTED 10/24/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF TAYLOR PROPERTIES, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED
DISPOSITION OF PARCELS I-2A, A', C AND D
IN THE WASHINGTON PARK URBAN RENEWAL PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Urban Renewal Area, Project No. Mass. R-24 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Taylor Properties, Inc. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcels I-2A, A', C and D in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Taylor Properties, Inc. be, and hereby is, finally designated as Redeveloper(s) of Parcels I-2A, A', C and D in the Washington Park Urban Renewal Area.

2. That it is hereby determined that Taylor Properties, Inc. possesses the qualifications and financial resources necessary to acquire and develop the parcels in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings Specifications submitted by Taylor Properties, Inc. for the development of Parcels I-2A, A', C and D conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels I-2A, A', C and D to Taylor Properties, Inc., said documents to be in the Authority's usual form, a Transportation Access Plan Agreement and any other documents necessary for the development of the Project Area.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

8. That it is hereby found and determined that the change from a ratio of one (1) off-street parking space per dwelling unit to a ratio of .9 parking space per affordable dwelling unit will accommodate adequate parking for this development and be consistent with the Roxbury Interim Planning Overlay District Text Amendment.

ATTACHMENT A

WASHINGTON PARK URBAN RENEWAL AREA

R-24

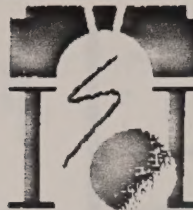
LOCATION MAP

PARCEL I-2



R-24
LOCATION MAP
PARCEL I-2





INSPECTIONAL
SERVICES
DEPARTMENT
CITY OF BOSTON

September 10, 1987

TO: Mr. Michael J. Washington
President, Chisholm Washington Architects, Inc.

FROM: William Sommers, Commissioner, ISD

SUBJ: Fountain Hill Square

I have made a careful review of the situation surrounding this project, contained in applications # 583-591.

Originally, the project was denied upon application because of various zoning violations. These were applied to the Board of Appeals and relief was granted based on case #B2C-9601-9611.

However, subsequent appearance before the Public Improvement Commission extended the right of way of Herman Street to 36' ROW instead of 30' ROW recommended by the BRA.

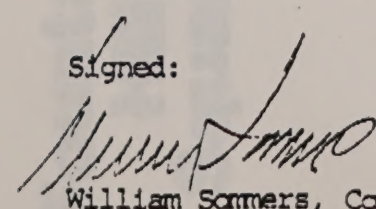
As a result of these changes the project having already recieved prior approval by the Board of Appeals, was, therefore, in violation of various side yard, rear yard, and distance between buildings requirements.

As a result of my review I have determined that:

- a) The violations are deminimus and do not impede nor frustrate the approvals given by the Board of Appeals.
- b) The violations result from a situation that was not related to the applicant nor to any effort to avoid the application of the zoning regulations.
- c) That the best interest of the City will be served in expediting the approval of this application.

Based on these findings of fact, I hereby authorize the issuance of building permits application # 583 to 591.

Signed:


William Sommers, Commissioner

Raymond L. Flynn
Mayor

William Sommers
Commissioner

1010
Massachusetts
Avenue
5th Floor
Boston
Massachusetts
02118

617 442-0046

Roxbury's Newest Townhouse Community:

Fountain Hill Square



The Renaissance of
Roxbury begins here...

ATTACHMENT D

10 FAMILY TOWNHOUSE

Fountain Hill Square:

Offering 4 Unique and Flexible
Purchasing Options

Option 1: The Two-Family Townhouse with a Rental Unit.

The prospective homebuyer may purchase the spacious two-family townhouse, which includes three bedrooms, one and one-half bathrooms, a living room, a dining room/kitchen area, and an unfinished attic. The garden level of the townhouse which may be used as a rental unit, includes one bedroom, one full bathroom, a living room, and a dining room. This townhouse will be sold on a fee simple basis.

Option 2: The Single Family Townhouse.

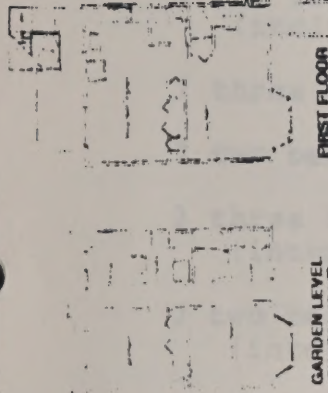
The prospective homebuyer may purchase the spacious single family townhouse, which includes three bedrooms, one and one-half bathrooms, a living room, a dining room/kitchen area, and an unfinished attic. The garden level of this townhouse will be unfinished, allowing the buyer the opportunity to use this space for other purposes (i.e., a child's playroom, exercise room, etc.). This townhouse will be sold on a fee simple basis.

Option 3: The Three Bedroom Condominium.

The prospective homebuyer may purchase the garden level and first floor in a multi-unit townhouse, which includes three bedrooms, one and one-half bathrooms, a living room, and a dining/kitchen area.

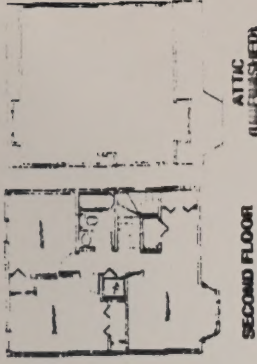
Option 4: The Two-Bedroom Condominium.

The prospective homebuyer may purchase the second and third floors of a multi-unit townhouse which includes two bedrooms, one full bathroom, a living room, and dining/kitchen area.



GARDEN LEVEL
(RENTAL UNIT)

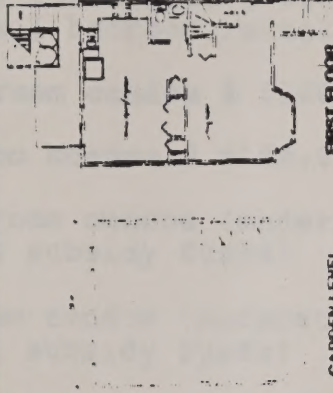
FIRST FLOOR



SECOND FLOOR

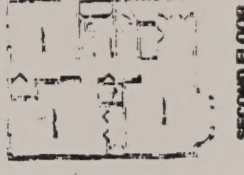
ATTIC
(UNFINISHED)

SINGLE FAMILY TOWNHOUSE



GARDEN LEVEL
(UNFINISHED)

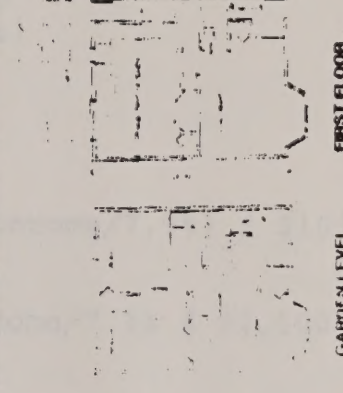
FIRST FLOOR



SECOND FLOOR

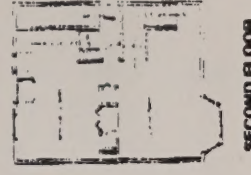
ATTIC
(UNFINISHED)

THREE BEDROOM CONDOMINIUM



GARDEN LEVEL

FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

TWO BEDROOM CONDOMINIUM



Architect: Chestnut Washington Architects, Inc.
138 Mount Auburn Street
Cambridge, Massachusetts 02138

ATTACHMENT E

Phase I will contain 40 units. The following schedule shows the breakdown of units and the interest rate to be provided to low and moderate income buyers from MHFA.

- 6 two family townhouses @ \$189,000
(includes 1 bedroom rental unit)
- 7 three bedroom condos @ \$148,000
- 7 two bedroom condos @ \$128,000
- 2 three bedroom condos (moderate income/7.9%) @ \$103,900
(internal subsidy funds)
- 2 two bedroom condos (moderate income/7.9% @ 92,500
(internal subsidy funds)
- 6 three bedroom condos (low income/5.5%) @ \$96,150
(internal subsidy and some linkage funds)
- 2 three bedroom condos (low income/5.5%) @ 62,480
(internal subsidy and linkage funds)
- 6 two bedroom condos (low income/5.5%) @ \$85,355
(internal subsidy and some linkage funds)
- 2 two bedroom condos (low income/5.5%) @ \$55,105
(internal subsidy and linkage funds)

ATTACHMENT F

46 St. James Street
Roxbury, MA 02119
October 7, 1987

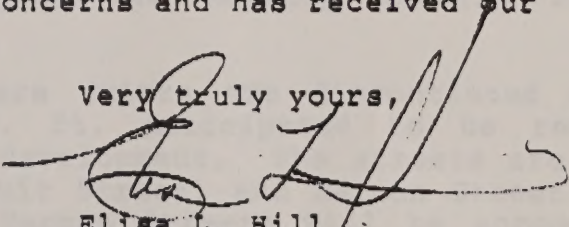
Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: PRC Final Review
Fountain Hill Square

Dear Mr. Coyle:

The Project Review Committee (PRC) for the Fountain Hill Square Project (BRA Disposition Parcel I-2) has had several meetings with the developer, Taylor Properties. On October 6, 1987, the PRC successfully concluded negotiations with the development team on the remaining project design issues. Therefore, the proposal for Fountain Hill Square, as presented by Taylor Properties and the BRA design review staff, satisfies our concerns and has received our endorsement.

Very truly yours,



Elisa L. Hill
Member, for the Project
Review Committee

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLET, ASSISTANT DIRECTOR
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR

RE: WASHINGTON PARK URBAN RENEWAL AREA;
MASS R-24 FINAL DESIGNATION
PARCELS I-2A, A', C AND D

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY DESIGNATE TAYLOR PROPERTIES, INC. AS REDEVELOPER OF WASHINGTON PARK URBAN RENEWAL AREA PARCELS I-2A, A', C AND D.

Disposition Parcel I-2 is located within the Washington Park Urban Renewal Area and contains approximately 211,301 gross sq. ft. of vacant land. The site is bounded by Circuit, Regent, Alpine and Fountain Streets. (See location Map, Attachment A). The predominant land use within the immediate area is housing and the site is within the Washington Park-North subdistrict of the Roxbury Interim Planning Overlay District (IPOD) boundary.

Within the boundaries of I-2, there exists two discontinued streets of approximately 30,252 gross sq. ft. anticipated to be re-opened for public access through the new development. The streets are Regent Street (from Alpine Street to Circuit Street) and Herman Street (all). The reconstruction of Regent and Herman Streets will be accomplished by the Authority and funded through the City's Capital Improvement Program budget. Once completed, ownership of Regent and Herman Streets shall revert to the City upon acceptance by the Public Improvement Commission (PIC).

The PIC's approval of the re-opening of these streets and subsequent construction phasing for this proposed project will create four (4) separate parcels within Parcel I-2; now identified as I-2A, A', C and D containing approximately 77,250 sq. ft., 9,954 sq. ft., 40,544 sq. ft., and 53,301 sq. ft. respectively. (See Map B).

Zoning relief for the proposed project was initially applied for on August 14, 1986 and approved by the Zoning Board of Appeal on March 12, 1987. Subsequently, the City Department of Public Works recommended a change in the width of the Herman Street right-of-way, necessitating a change in the site plan. An additional appeal was filed in September, 1987. Based upon further review, the Commissioner of the Inspectional Services Department found the "violation to be de minimus" and authorized the issuance of building permits. (See ISD letter, Attachment C).

On December 19, 1985, the Authority approved a Resolution tentatively designating Taylor Properties, Inc., for the construction of new housing on Dispositon Parcel I-2. The proposed project consists of 124 units of housing, situated in 62 buildings and configured as follows: 44 two bedroom condominiums, 44 three bedroom condominiums and 18 two-family owner occupied townhouses.

Development of this project shall proceed in three phases. Construction Phase I shall be built on Parcels I-2C and A' and consist of forty (40) for sale units. Six of these units shall be constructed as townhouses and each shall have an optional rental unit. The remaining thirty-four units shall consist of seventeen 2 bedroom condominiums and seventeen 3 bedroom condominiums. Construction Phase II shall be built on Parcel I-2D and consist of twenty-nine for-sale units. Five of these units shall be constructed as townhouses and each shall have an optional rental unit. The remaining twenty-four units shall consist of twelve 2 bedroom condominiums and twelve 3 bedroom condominiums. Construction Phase III shall be built on Parcel I-2A and consist of thirty-seven for-sale units and a playground. Seven of these units shall be constructed as townhouses and each shall have an optional rental unit. The remaining thirty units shall consist of fifteen 2 bedroom condominiums and fifteen 3 bedroom condominiums.

A typical two bedroom unit shall have 1,118 sq. ft. of living space and a three bedroom unit shall have 1,133 sq. ft. of living space. In addition, the developer shall complete all landscaping amenities beyond the public right-of-way; shall construct up to 120 off-street parking spaces; and, shall have adequate set-backs, back yards and an exterior brick facade. (See Plans, Attachment D).

When tentative designation was awarded to Taylor Properties, Inc. the developer agreed to make a minimum of thirty-five percent of all units affordable to families earning up to 80% of the Boston SMSA median income; and furthermore, to work with the Authority to increase the number of affordable units to 50% of the total. Towards this end, the Authority and the City negotiated a Development Impact Agreement with 857 Boylston Street Associates to assist Taylor Properties, Inc. by allowing the developer to borrow these funds (\$275,350) at its present value (\$169,072). These funds will subsidize up to 16 units for the below market income group in Phase I of the project. (See schedule Attachment E). Thus, out of a total of 124 units 43 for-sale units shall be available to the below market income group and all shall be 2 or 3 bedroom units. Phase I shall have 20 below market units; Phase II shall have 10 below market units; and, Phase III shall have 13 below market units. The sales prices for the Phase II and III development are subject to the market conditions prevalent at that time; however, all of the below market units shall be affordable to families earning up to 80% of the Boston median SMSA.

In furtherance of this market strategy and to the benefit of all housing units being supported by the Authority, the Roxbury Multi-Service Center (RMSC) was awarded a contract to identify potential homebuyers from the greater Roxbury community. To date, the RMSC has identified more than 200 homebuyers who have demonstrated their willingness to make the necessary down-payment and closing costs to acquire these units and to realize their dream of owning their own home.

Financing for the project is being provided in accordance with the construction phasing for the entire project. Phase I total development cost shall be \$4,297,449. Phase II financing and construction shall commence upon the sale of 50% of the market units in Phase I; correspondingly, Phase III is expected to commence with the sell-out of 50% of the market units in Phase II. The total development cost for the entire project will approximate \$13,000,000. Construction and permanent financing is being provided by the Boston Five Cents Savings Bank and the Authority and City shall make \$169,072 of funds available from the Development Impact Project Exaction Fund from 857 Boylston Street Associates. The proposed project shall also participate in the Commonwealth's MHFA First Time Homebuyer's Program and the Massachusetts Housing Opportunities Program.

The architect for this project is Chisholm-Washington, AIA and Barkan Construction shall serve as the general contractor.

In furtherance of all aspects of the Urban Renewal Plan, Taylor Properties, Inc. has submitted final working drawings and design specifications which have been reviewed and approved by the Authority's design staff. In addition, the Fountain Hill Project Review Committee (PRC) has reviewed the final submission of the project and concurs with the staff recommendation. (See PRC letter, Attachment F).

It is therefore recommended that Taylor Properties, Inc. be finally designated as redeveloper of Disposition Parcels I-2A, A', C and D located in the Washington Park Urban Renewal Area.

An appropriate resolution is attached.